



410.788.0100 | SJPI.COM

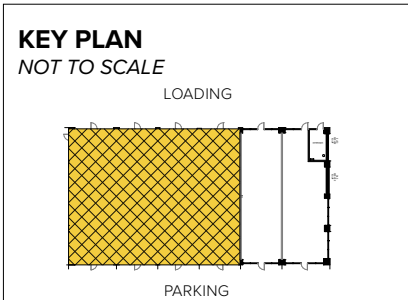
Melford Town Center

16921 Melford Boulevard | Bowie, MD 20715
Suites 101-104

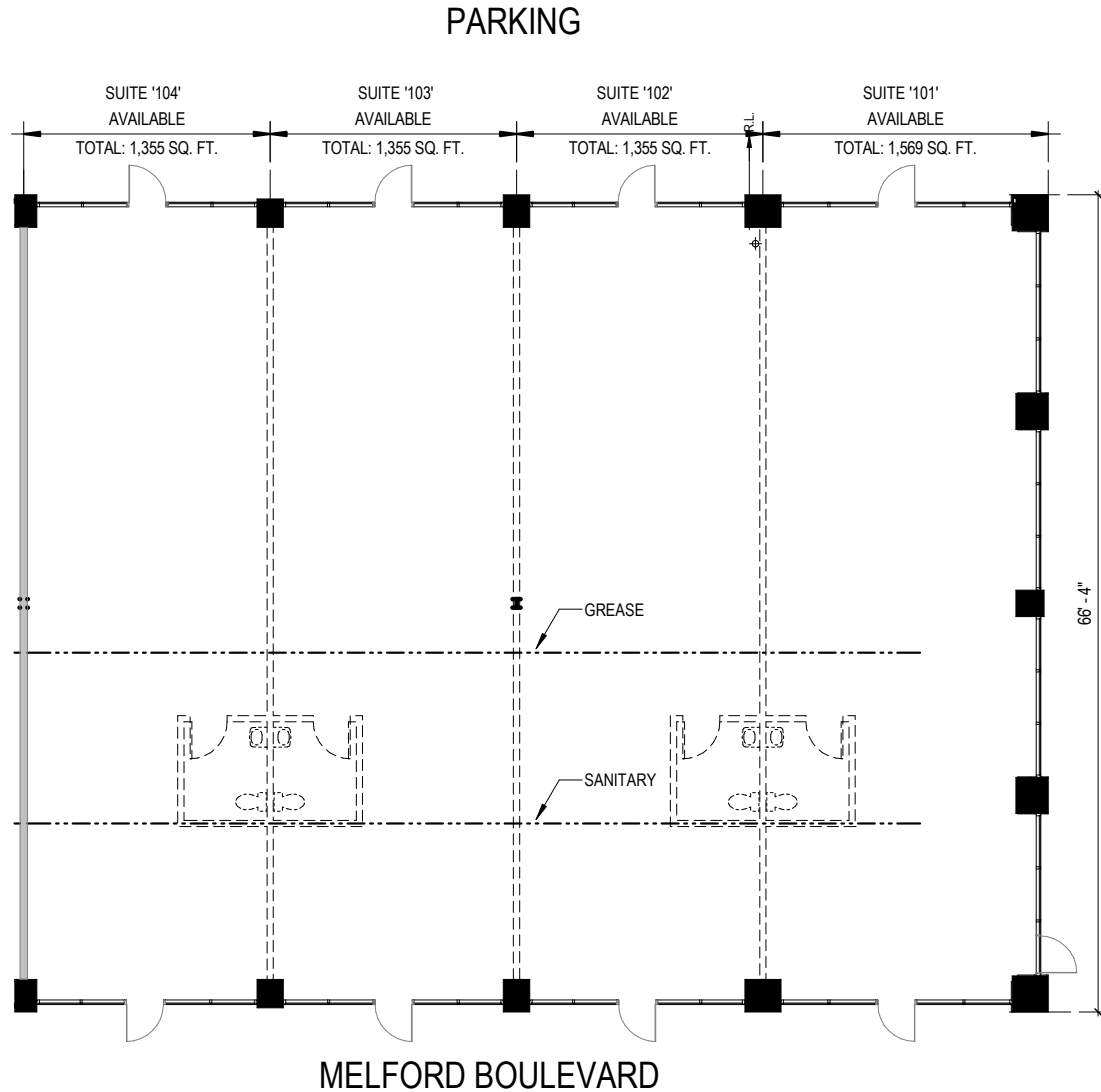


Total SF Available:
1,355 up to 5,634 SF

*New inline retail building in
mixed-use community*



Note: This space plan is subject to existing field conditions. This drawing is proprietary and the exclusive property of St. John Properties, Inc. Any duplications, distribution, or other unauthorized use is strictly prohibited.





Retail

Inline space & pad sites

The retail component of Melford Town Center will contain more than 64,000 square feet of inline, pad and stand-alone retail space that will serve employees, visitors and the residents in and around the growing mixed-use community of Melford Town Center.

Traffic Count (MDOT)

US Route 50: 107,900 vehicles per day

MD Route 3/301: 72,900 vehicles per day

Demographics

	1 Mile	3 Miles	5 Miles
Population	4,844	47,235	112,779
Avg. Household Income	\$160,059	\$160,077	\$182,164

Retail Buildings

16921 Melford Boulevard	8,167 SF	
16951 Melford Boulevard	10,264 SF	FUTURE
Retail A	6,500 SF	FUTURE
Retail B	6,500 SF	FUTURE
Retail C	12,025 SF	FUTURE
Retail D	21,420 SF	FUTURE

Pad Sites

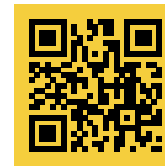
Pad A	2.09 Acres
Pad B	1.85 Acres





Distances to:

- Annapolis, MD (Downtown) 13 miles
- Baltimore, MD (Downtown) 25 miles
- BWI Airport 18 miles
- Columbia, MD 25 miles
- Interstate 495 (Capital Beltway) 8 miles
- Interstate 695 (Baltimore Beltway) 20 miles
- Regan National Airport 24 miles
- Washington, D.C. (Downtown) 27 miles



Scan with your mobile device to take a virtual tour, download floor plans and more!

Contact Us

For additional leasing information or to schedule a tour, contact:

OFFICE/FLEX SPACE:

Mike White

Leasing Representative

mwhite@sjpi.com
410.369.1295

Matt Lenihan

Senior Vice President, Leasing

mlehan@sjpi.com
410.369.1202

RETAIL SPACE:

Eric Llewellyn

Retail Leasing Representative

ellewellyn@sjpi.com
443.464.1308

Bill Holzman

Vice President, Retail Leasing

bholzman@sjpi.com
410.369.1240

Southern Maryland Office:

16901 Melford Boulevard | Suite 300 | Bowie, MD 20715
301.970.0100 | SJPI.COM/SOUTHERNMD

About St. John Properties

St. John Properties, Inc. is one of the nation's largest and most successful privately held commercial real estate firms. Founded in 1971, the vertically-integrated company develops, owns and manages office, flex/ research and development, warehouse, retail and residential space nationwide.

Connect with us @stjohnprop



This information contained in this publication has been obtained from sources believed to be reliable. St. John Properties makes no guarantee, warranty or representation about this information. Any projections, opinions, assumptions or estimates used here are for example only and do not represent the current or future performance of the property. Interested parties should conduct an independent investigation to determine whether the property suits their needs. REV 01/24